

Association Rules

Architectural Control

Adopted – 3/27/19

Rule –

1. See Covenants Article V Sections 1-3
2. In addition to items covered in the covenants, approval is required from the Architectural Control Committee for:
 - a. Water Softeners
 - b. Florida Room Enclosures
 - c. Installation of Window Film
 - d. Satellite Dish that does not meet the guidelines: One small dish approximately 18” in diameter placed in the rear of the unit within unit space and mounted on a pole no higher than 48” above ground. Unit may not be mounted to the building, common ground, or ground in any other owner’s space. Owners are advised to seek advice from the Architectural Control Committee to avoid having to remove satellite dish.
 - e. Decorative Fencing
 - f. Doors and Windows
3. All ARC requests should be submitted to the Management Company.
4. An ARC request requires the Chairman of the ARC/ACC signature to be valid. However, the ARC Chairman may not sign a request for his or her own unit. The President of the Board will sign in lieu of the ARC Chairman when the request is made by the ARC Chairman. All other requests including the Board President and members of the board must be approved by the ARC Chairman and his or her committee.
5. The Coastal Ridge Board of Directors may not overrule the ARC committee in regards to denied requests. However, The Board may rewrite or produce new standards and ask the ARC committee to reconsider their decision based on the updated standards.

Board Membership

Adopted – 8/27/24

Rule – A newly elected or appointed director must complete the department-approved education (state) for newly elected or appointed directors within 90 days after being elected or appointed. The certificate of completion is valid for up to 4 years. In addition to the educational curriculum specific to newly elected or appointed directors, a director must complete at least 4 hours of continuing education annually. The written certification or educational certificate is valid for the uninterrupted tenure of the director on the board. A director who does not timely file the written certification or educational certificate shall be suspended from the board until he or she complies with the requirement. The board may temporarily fill the vacancy during the period of suspension. A member of the Board may not solicit, offer to accept, or accept a kickback. As used in the term "kickback" means anything or service of value for which consideration has not been provided for and for the benefit of a member of his or her immediate family from any person providing or proposing to provide goods or services to the association. An officer, a director, or a manager who knowingly solicits, offers to accept, or accepts anything or service of value or kickback commits a felony of the third degree. If the board finds that an officer or a director has violated this law, the board shall immediately remove the officer or director from office. However, a board member may accept food to be consumed at a business meeting with a value of less than \$25 per individual or a service or good received in connection with trade fairs or education programs.

Bulk Trash & Storage

Adopted – 4/28/26

Rule –

A. See Covenants Article VII Section 12

B. Bulk Trash

1. Any items thrown away should be placed inside the dumpsters. In addition, Bulk items may be discarded at the East end of the cul-de-sac.

A. **Acceptable** - Bulk trash items are large, heavy, or oversized household waste materials that cannot fit into standard, automated, or city-provided waste containers. These items require special collection handling and often include furniture, large appliances, mattresses, and plumbing fixtures.

- **Furniture:** Couches, sofas, recliners, tables, chairs, desks, dressers.
- **Large Appliances:** Refrigerators, washers, dryers, dishwashers, ovens, stoves.
- **Mattresses & Box Springs:** Mattresses and bed frames.
- **Plumbing/Fixtures:** Toilets, sinks, bathtubs.
- **Other:** Carpets/rugs, large toys, bicycles, BBQs (without propane tanks), and large tree limbs or yard waste (that cannot fit in the dumpster).

B. Items Generally NOT Considered Bulk Trash:

- Hazardous waste materials.
 - Hazardous waste products (electronics, paints, etc.) must be disposed of at the Pinellas County Hazardous Waste Collection Unit (HCC) or another approved disposal site. Disposal of hazardous waste products is not allowed on Coastal Ridge property.
- Bagged construction and demolition debris or regular household garbage that can fit in a dumpster.

C. Storage

1. Unit owners shall be responsible for the maintenance and upkeep of unit porches in a neat and attractive manner.
2. Permanently enclosed back porches may be used for storage if there is no view from the outside.

Cabana

Adopted – 4/28/26

Rule –

General Rule

1. Children under the age of 14 must be accompanied by an adult.
2. Sitting on tabletops is prohibited (including pets).
3. Riding toys are not permitted at the cabana, including skateboards, scooters, bicycles, or motorized vehicles (except mobility devices). A non-motorized toddler vehicle such as a foot-to-floor ride-ons, push-walkers, wiggle cars, and wagons may be used with caution.
4. Children may play with toys at the cabana; however, a clear walking pathway from the sidewalk to the pool area must be kept free of toys to maintain ADA Standards.
5. Furniture cushions should not be removed from the furniture. All furniture must only be used for its intended purpose.
6. Animals are prohibited from being on the furniture.
7. Upon request, items must be picked up or moved to allow vendors (including cleaning personnel) to work at the cabana.
8. If chalk is used on the cabana floor, it must be washed off with a hose after use.
9. Water bowls for pets must be emptied and put away after use.
10. Marijuana use is prohibited at the cabana

Private Events at the Cabana

Unit owners may reserve the cabana and kitchen for a private event by contacting the designated scheduler. The swimming pool may not be reserved for private use.

1. Unit owners may reserve the cabana and kitchen for a private event by contacting the designated scheduler. The swimming pool may not be reserved for private use.
2. A calendar with contact information will be kept at the cabana to help avoid scheduling conflicts; however, homeowners must contact the scheduler to make a reservation.
3. Deposits/Fees:
 - a. A \$75 refundable deposit is required and will be returned if the cabana and kitchen are left clean and damage-free.
 - b. A \$75 fee is charged for loss of the cabana kitchen lock key.
4. A unit owner may have no more than three dates reserved at any one time.
5. Homeowners may not use the cabana, kitchen, or grills on a day that has been reserved for a private event by another homeowner.
6. Noise at the cabana should be kept at a level considerate of neighboring homes after 10:00 p.m., and events must end by midnight.

Doors and Paint

Adopted – 8/2020

Rule – The homeowner is responsible for the maintenance of exterior doors and windows as well as porch and lanai screens and frames. Homeowners must adhere to the Coastal Ridge uniform Paint and Door Standards. No white paint is allowed on any exterior building windows, window grids, doors or door grids. Please sign in to the members only area for a complete copy of the Paint and Door Standards under resources.

Enforcement of Covenants, Rules

Adopted – 4/28/26

Rule – Coastal Ridge Association will use every legal means to enforce the Community Covenants, Restrictions and Rules.

In accordance with the remedies set forth in Article IX and Chapter 720, Florida Statutes, the Association will evaluate all reported and substantiated violations of the governing documents and the Board of Directors will exercise its authority whether the matter shall be referred to corporate counsel for enforcement, or if a fine or suspension will be levied by the Board. The Association reserves the rights to adopt supplemental policies regarding its enforcement activity, which may not be recorded to allow the Association to stay consistent with applicable law, but which are available for inspection by all owners on the Association's web portal or in-person upon request. Such a rule would give broad notice to residents that the Association intends to enforce the governing documents, has options as to how to enforce, and allows the Association to update the policies as needed based on what works for the Board and based on legislative updates.

Fencing

Adopted – 3/27/19

Rule – Fences for the purpose of monitoring animals, persons, or physical items are not allowed. Decorative fences are permitted structures in the neighborhood, but they must be constructed to maintain the integral character of the community and, pursuant to this concept, the following guidelines are hereby established by the Board.

1. Pre-approval Required. Prior to commencement and erection of any fence, a drawing of the design and specifications describing the type, shape, materials, height and color must be submitted to and approved in writing by the AAC/ARC committee. The detailed information must include complete dimensions and the exact location of the fence in relation to the property boundaries and existing structures.
2. General Conditions. The following are general conditions for approval of proposed fencing projects by the ARC committee. Any fence requested that does not conform to these guidelines will require approval by the Board of Directors.
 - A. All fences must match the existing Coastal Ridge design. The ARC committee will consider, in addition, the harmony of external design and location in relation to topography and surrounding structures.
 - B. Fencing is to be no higher than two (2.5') feet as measured from average grade surrounding the fence unless approved by The Board.
 - C. Chain link, wood, and barbed wire fences are prohibited.
 - D. Fence must be black or bronze.
 - E. All fences must be maintained in proper condition, including but not limited to, cleaning and treatment to prevent moss and mildew growth.
3. Location: Fences will only be permitted in the rear of the unit. Fence must allow a six (6") inch clearing on both sides of the unit. There must be at least a (6") inch gap between fence and the adjoining unit. The fence may not protrude more than six (6') feet from the building.

Garage Sales, Decorations

Adopted – 8/27/24

Rule –

1. Homeowners may engage in a yard sale during the first full weekend in April and also in a second sale during the first full weekend in October of each year. These are the only two weekends that sales will be permitted.
2. Seasonal decorations and lights may be temporarily placed on the outside of a unit not more than 30 days prior to any recognized federal holiday and must be removed within 15 days after the holiday. A screened in porch is considered inside a unit for purposes of this rule.

Hedges

Adopted – 8/27/24

Rule –

1. Hedges behind buildings and surrounding the tennis courts will be kept at 5 feet. Hedges that are placed on a slope may require two different heights to maintain a straight edge. At least one of the sides of the hedge will reach 5 feet.
2. Hedges in front of buildings will be kept below the windowsills.
3. Hedges in the parking lots will be kept at 4 feet.

Hurricane Protection

Adopted – 8/27/24

Rule –

Personal Outdoor Property – To prevent items from potentially becoming airborne projectiles during a storm.

Evacuating/Seasonal Residents - During hurricane season, residents who are away from their units for more than seven days must move their outdoor personal property (ex. Solar lights, planters, chairs tables, etc.) indoors.

Residents Remaining - Remaining onsite will need to bring personal property (ex. Solar lights, planters, chairs tables, etc.) indoors no later than one day before an imminent threat of hurricane.

Securing Exterior of Unit

Temporary Coverings - A resident may temporarily protect their unit doors and windows with hurricane shutters. Shutters/coverings may be put up no sooner than an announced hurricane watch for a named storm and must be removed within 14 days of the threat of a hurricane storm being gone.

Permanent Coverings - Any hurricane shutters that require permanent screws, bolts or other attachments to the exterior building are limited to four small holes and require an ARC application so that the Committee can address the placement of the attachments.

Note for BOTH Temporary and Permanent Coverings - Residents are responsible for all damages caused to the exterior building because of hurricane shutters and coverings.

Generators – Battery operated generators containing a lithium-ion battery (electrical or solar) may be used by residents on their outdoor patio during a power outage.

1. Gas Generators are not allowed.
2. Generators should be stored in use when not using.

Windows - Residents may install impact-resistant windows and doors but must adhere to the community uniform color scheme including but not limited to No white windowpanes.

Fuel Storage/ Propane Tanks - Fuel storage containers and propane tanks are not allowed.

Landscaping

Adopted – 9/27/24

Rule –

1. See Covenants Article VII Section 13 and 19
2. Shrubberies planted around the units and on common ground are the property of the Association and CANNOT be removed without permission from the BOD.
3. Outside plantings are not allowed, with the exception being seasonal/annual flowers. All other outside planting must be approved.
4. All other plantings must be contained in pots and are limited to the pre-determined garden areas in the front of a unit. Residents residing on the end of a building may utilize the pre-determined area wrapped around the corner of the building for planting annuals or potted plants. No outdoor decorations are allowed on the side of the buildings.
5. Planting and pots are the responsibility of the homeowner/resident and must be maintained in a neat/orderly fashion.
6. Hanging plants are allowed on the inside porches only.
7. Plantings and plants contained in pots may not extend onto or over the sidewalks.
8. The Association will remove all encumbrances on the common area and all plantings or pots that are not maintained in a neat/orderly fashion.
9. Hedges/plantings shall be kept at window height or below.

Operational Rule

Adopted – 5/27/25

Rule –

The Association shall give authority to its Management Company's Property Manager to approve and execute any immediate/necessary repairs to an exterior of buildings/units and common areas (including but not limited to: termite treatment, exterior repairs for – leaking roofs, broken plumbing, hazardous electrical, etc.) limited to the amount of \$3,500 without requiring a Board approval or vote. The property manager will make the board of directors aware of the issue (location and/or homeowner who reported issue), provide them with the vendor selected to fix the repair and their quote (must include the amount for the service), and timeline of completion. When necessary, the property manager will follow up with the homeowner and the Board of Directors once the work is completed.

Patios

Adopted – 8/27/24

Rule –

1. Patios require ARC approval
2. No wood patios are allowed.
3. Patios may be made of concrete, a composite material, flexi pave or may be constructed with pavers.
4. Non concrete patios must be a neutral color that blends with the aesthetic look of the community.
5. The homeowner is responsible for gaining necessary city permits for construction.
6. A patio may not extend out from the building more than 6 feet.

Pets

Adopted – 3/27/19

Rule –

1. See Covenants Article VII Section 9
2. Owners are responsible for cleaning up after their animal, picking up and removing all defecation immediately.
3. No animal shall be left unattended or tied up on porches or outside units.
4. Pets must be on a leash on the Common Area.
5. Pets must be duly licensed in compliance with Largo regulations.

Plumbing

Adopted – 3/27/19

Rule –

1. See Covenants Article II, Section 4. Maintenance Amended May 1990
2. The homeowner is responsible for the maintenance and upkeep of plumbing and sewage pipes that exclusively services their unit. The homeowner is responsible for repairs of blockages, clogs, leaks, broken pipes, plumbing fixtures, etc. due to normal wear and tear or due to actions within the units such as flushed items or due to faulty installation, etc. The homeowner is responsible for pipes, drains or plumbing features within the interior of the units.
 - a. It is the homeowner's responsibility to call a plumber when experiencing clogs, blockages, backups, leaks and other plumbing issues.
 - b. A homeowner should contact the Management company and provide a copy of the plumbing report if the homeowner believes the issue requires further review by the association for common area problems.
3. The Association will be responsible for common sewage drains that affect the main lines of the buildings.
 - a. The Association will not be responsible for clogs in the main line caused by homeowner action such as flushing items.
4. The Association will be responsible for sewage lines affecting a unit only when the issue is derived from a belly sag caused by a geological shift in the ground, or by association owned landscape (trees) that are beyond the control of the unit owner.
5. The Association will not be responsible to repairs of the interior flooring if a main sewer line must be accessed through the unit foundation.

Pool

Adopted – 8/27/24

Rule –

Violations of the rules may result in loss of pool privileges.

1. Pool rules are posted on the entrance to the pool.
2. Non-resident guests must be accompanied by a resident.
3. The pool area cannot be reserved for a private event.
4. Children under 14 years of age must be accompanied by a resident adult at pool or cabana.
5. Babies and toddlers must wear appropriate swim diapers.
6. No nude or topless sunbathing.
7. No smoking or vaping in the swimming pool. No marijuana may be used at or in the swimming pool.
8. Furniture should not be moved from pool area.

Posting Notices and Flyers

Adopted – 12/16/20

Rule –

Residents may not hang notices of any kind at or around the mailboxes. Only official Board Notices and Announcements may be placed in this area allowing residents to recognize it as “official” or “board sponsored”. Residents may display the following types of notices on the cabana bulletin board.

- a. Lost and Found
- b. For Sale
- c. Work or Help Wanted
- d. Invitations to entire community, clearly marked “Not Board Sponsored”

All other notices need approval of the property manager before being posted.

Rental of Unit

Adopted – 8/27/24

Rule –

1. See Covenants Article VII Section 1
2. A unit must be owned for twelve (12) months before being leased.
3. Exceptions are permitted for units inherited, transferred or lived in by owner prior to ownership as well as hardship as determined by the board.
4. All leases must be for a minimum of 12 months.
5. Within 15 days of a unit being rented, the owner must provide the Association with the names and contact information for all adult occupants.
6. The owner is responsible for providing their tenant(s) with a copy of the covenants, standards and regulations.
7. By leasing their unit, the owner gives the Association the right to communicate with the tenant in regards to the common area and violations of the Coastal Ridge covenants, by-laws, standards and regulations.
8. When a unit is leased, or occupied in the absence of the owner, only the current occupant(s) of the unit shall have the right to use the common elements and association property. The owner transfers their right to use the pool, cabana and tennis courts to the tenants.

Termites

Adopted – 10/11/23

Rule – It is the homeowner's responsibility for pest control within their unit and porch areas. The Association is responsible for pest control on the common area. In order to protect the structure of buildings, the board has agreed to accept responsibility for some termite treatment within a unit if the homeowner follows the required process. The Association will not reimburse for any termite inspections or treatments that are not scheduled by the management company.

1. If the homeowner suspects termites, call the management company who will coordinate inspection by the association's preferred vendor.
2. If termites are found to be located in a piece of furniture or a cabinet brought or built in by the resident, the item must be discarded before the unit will be treated.
3. The management company will coordinate with the homeowner for access to treat the unit.
4. Complaints or issues with the vendor or treatment must be made through the management company within 48 hours of treatment.

Vehicle and Parking

Adopted – 8/27/24

Rule –

1. See Covenants Article VII Section 11
2. Speed Limit in the complex is 15 m.p.h.
3. Parking or driving on sidewalks or grass areas is prohibited. Drivers are responsible for damage caused by violation of rule.
4. Only one (1) numbered parking space is assigned per unit. Other vehicles should use guest parking. Additional parking is available by the cabana, tennis court, or cul-de-sac.
5. Unlicensed/inoperable vehicles are not permitted to be stored on the premises.
6. The Association has the authority to tow away any vehicle not adhering to parking rules or covenants.
7. Washing of vehicles is permitted only in "car washing" area adjacent to cabana.
8. Oil changes are not permitted on Coastal Ridge property.
9. The "Car Wash" is for the exclusive use of Coastal Ridge unit residents.
10. Commercial Vehicles as defined by Florida Statutes may not be parked on Coastal Ridge Property overnight. Personal work vehicles must be parked in the owner's designated spot and may not be parked in a guest spot overnight.

Windows

Adopted – 3/27/19

Rule –

1. All window including hurricane windows must be bronze on the outside trim.
2. Owners may purchase windows that are white on the inside and bronze on the outside.
3. White trim that is visible is not allowed on exterior windows or doors.